



1999-2006

Presentation by  
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November 18th  
Executive Board Presentation

# REVISED SCHEDULE


January 1999	February 1999	March 1999	April 1999	May 1999	June 1999
		Initiate Housing Methodology Committee  Exec Board Approves Committee March 18	Housing Methodology Committee Meeting April 2 & April 22	Housing Methodology Committee Meeting May 14	Housing Methodology Committee Meeting June 4 & June 18  L&GO comments June 17
July 1999	August 1999	September 1999	October 1999	November 1999	December 1999
Exec Board Reviews Methodology July 15			HCD provides regional housing need numbers  Housing Methodology Committee Meeting to review draft numbers and methodology  Staff Uses Methodology - Draft Local Numbers	Executive Board approves methodology.  ABAG Staff releases the regional numbers  HCD Formally Approves Local Share Results	90 Day Review Period Begins  (December 1)
January 2000	February 2000	March 2000	April 2000	May 2000	June 2000
	Deadline for Jurisdictional comments on Regional Allocation Numbers (February 29)  90 Day Review Period Ends (February 29)	ABAG 60 Day Response to Comments Period Begins (March 1)	ABAG Response to Jurisdictional Comments Due (April 28)	Exec Board Approves Final Numbers (May 18)	Local Jurisdictions begin process of revising Housing Elements (June 1)  Appeals process initiated (if necessary)
July 2000	August 2000	September 2000	October 2000	November 2000	December 2000
ABAG Response to Appeal, Set Hearing	Appeal Hearing(s)				

# The Executive Board Has....

 Approved the Basic Methodology

 Asked ABAG Staff to develop two alternatives for Income Distribution of Housing Need for each Jurisdiction.

- Alternative #1: 50% Toward the Regional Average
- Alternative #2: 100% to the Regional Average

 Asked ABAG Staff to collect number of housing units produced in Bay Area jurisdictions between 1988 and 1998.



# Negotiations with State Regarding Regional Housing Need

ABAG Projections Model  
Housing Units

185,823

HCD Regional Housing Need  
Determination for Region as of  
September 1999

310,761

HCD Regional Housing Need  
Determination for Region after  
negotiations, as of October 1999

230,743

# Methodology Review

Jurisdiction

PLEASANT HILL

Households  
2006

Households  
1999

Household  
Growth

Share of  
Household  
Growth

13,798

minus

13,371

equals

427

0.24%

Jobs 2006

Jobs 1999

Job Growth

Share of Job  
Growth

19,474

minus

18,144

equals

1,330

0.31%

Share of Job  
Growth

Weight  
Factor

Share of  
Household  
Growth

1 Minus  
Weight

HCD  
Regional Need

Construction  
Need

( 0.31%

x

0.1

plus

0.24%

x

0.9

) x

230,743

equals

573

Average Yearly Need

76

Percentage of Regional Need

0.25%



Jurisdiction

SAN ANSELMO

Households  
2006

Households  
1999

Household  
Growth

Share of  
Household  
Growth

5,320

minus

5,162

equals

158

0.09%

Jobs 2006

Jobs 1999

Job Growth

Share of Job  
Growth

4,126

minus

4,002

equals

124

0.03%

Share of Job  
Growth

Weight  
Factor

Share of  
Household  
Growth

1 Minus  
Weight

HCD  
Regional Need

Construction  
Need

( 0.03%

x

0.1

plus

0.09%

x

0.9

) x

230,743

equals

192

Average Yearly Need

26

Percentage of Regional Need

0.08%





# Alternative Methods for Income Distribution

Jurisdiction

PLEASANT HILL

Alternative 1

50% Towards The Regional Average

Alternative 2

100% Towards The Regional Average

1990 Income Percentage	Income Category	Alternative 1 Income Percentage	Construction Need	Income Category	Income Percentage	Construction Need
15.6%	Very Low	18.1%	104	Very Low	20.6%	118
11.3%	Low	11.4%	65	Low	11.6%	66
22.7%	Moderate	24.3%	139	Moderate	25.9%	148
50.4%	Above Moderate	46.1%	264	Above Moderate	41.9%	240

Jurisdiction

SAN ANSELMO

Alternative 1

50% Towards The Regional Average

Alternative 2

100% Towards The Regional Average






1990 Income Percentage	Income Category	Alternative 1 Income Percentage	Construction Need	Income Category	Income Percentage	Construction Need
22.8%	Very Low	21.7%	42	Very Low	20.6%	40
7.2%	Low	9.4%	18	Low	11.6%	22
25.6%	Moderate	25.8%	49	Moderate	25.9%	50
44.3%	Above Moderate	43.1%	83	Above Moderate	41.9%	80

# Staff Requests that the Executive Board take the following Actions.....

- Adopt a final methodology for distribution of numbers to Bay Area jurisdictions by choosing between the two alternatives for income distribution.
- Approve the release of preliminary numbers to the jurisdictions, and initiate the State mandated review schedule.



# Next Steps.....

-  Release numbers to each jurisdiction (December 1, 1999)
-  Initiate the Required 90 Day Jurisdictional Review Period  
(Begins December 1, 1999-----Ends February 29, 2000)
-  ABAG Staff 60 day response to Jurisdictional Comments  
(Begins March 1, 2000-----Ends April 28, 2000)
-  Executive Board Approves Final Numbers at the Scheduled  
May 18, 2000 Board Meeting
-  Appeals Process Initiated (If Necessary---June 1, 2000)